

153.0

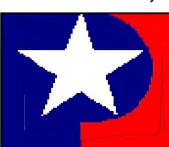
0003

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
848,700 / 848,700
848,700 / 848,700
848,700 / 848,700
Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 72 | | EASTERN AVE, ARLINGTON |

OWNERSHIP

Unit #:

Owner 1: FITZGERALD MARK F/ETAL

Owner 2: FITZGERALD APRIL S

Owner 3:

Street 1: 310 MAIN ST

Street 2:

Twn/City: CONCORD

St/Prov: MA Cntry: Own Occ: N

Postal: 01742 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,060 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1843 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6060 | | Sq. Ft. | Site | | 0 | 80. | 0.99 | 9 | | | | | | | | | 481,440 | | | | | | 481,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 6060.000 | 362,200 | 5,100 | 481,400 | 848,700 | | 101614 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 04/19/18 |

USER DEFINED

| | |
|-------------------|-------------------|
| Prior Id # 1: | 101614 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | 12/11/20 02:07:28 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT Date | Time |
| 12/11/20 | 02:07:28 |
| LAST REV Date | Time |
| 10/18/18 16:12:58 | |
| mmcmakin | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | 153.0-0003-0003.0 |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 362,100 | 5100 | 6,060. | 481,400 | 848,600 | 848,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 277,500 | 5100 | 6,060. | 451,300 | 733,900 | 733,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 277,500 | 5100 | 6,060. | 373,100 | 655,700 | 655,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 277,500 | 5100 | 6,060. | 343,000 | 625,600 | 625,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 277,500 | 5100 | 6,060. | 312,900 | 595,500 | 595,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 270,900 | 5100 | 6,060. | 306,900 | 582,900 | 582,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 270,900 | 5100 | 6,060. | 285,300 | 561,300 | 561,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 270,900 | 5100 | 6,060. | 271,400 | 547,400 | 547,400 | | 12/13/2012 |

| SALES INFORMATION | | | | | | | | | TAX DISTRICT | PAT ACCT. | |
|-------------------|-----------|------|-----------|-----------|------------|----|-----|-------|--------------|-----------|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | |
| | 1171-189 | | 5/28/1997 | | 268,000 | No | No | Y | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|-------------------|------------|-------------|----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 2/13/2012 | 136 | Redo Kit | 21,900 | | | | | new kit cabinets, | 10/18/2018 | Mail Update | MM | Mary M | | | | | |

| | | | |
|------------|--------------|-----|---------|
| 4/19/2018 | MEAS&NOTICE | HS | Hanne S |
| 5/29/2012 | Info Fm Prmt | MM | Mary M |
| 12/1/2008 | Meas/Inspect | 189 | PATRIOT |
| 11/17/2008 | Meas/Inspect | 355 | PATRIOT |
| 11/22/1999 | Meas/Inspect | 272 | PATRIOT |
| 7/21/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

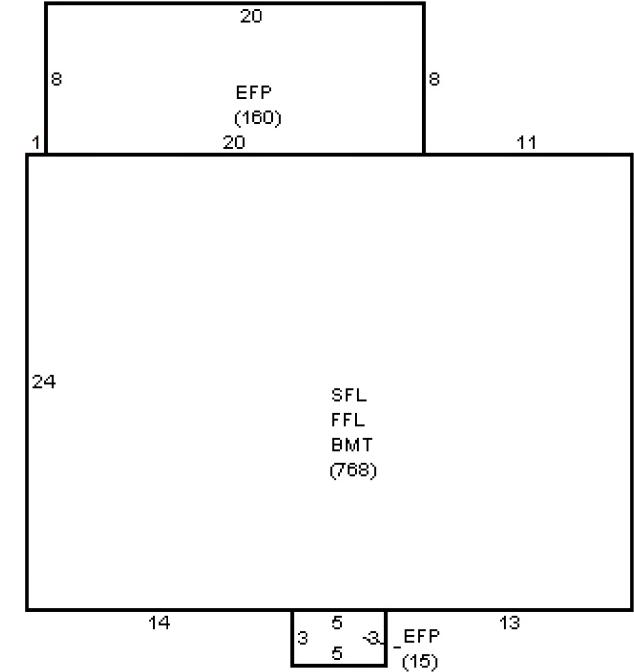
| | | |
|---------------|------------------|----------|
| Type: | 6 - Colonial | |
| Sty Ht: | 2 - 2 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 1 - Concrete | |
| Frame: | 1 - Wood | |
| Prime Wall: | 1 - Wood Shingle | |
| Sec Wall: | | % |
| Roof Struct: | 2 - Hip | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | WHITE | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-----------------|
| Full Bath: | 1 | Rating: Average |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 1 | Rating: Average |
| A HBth: | | Rating: |
| OthrFix: | | Rating: |

COMMENTS

| |
|-----------|
| Comments: |
|-----------|

SKETCH**GENERAL INFORMATION**

| | |
|---------------|------------------|
| Grade: | C+ - Average (+) |
| Year Blt: | 1937 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G13 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|----------------|--------------|
| Avg Ht/FL: | STD |
| Prim Int Wall: | 2 - Plaster |
| Sec Int Wall: | |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | |
| Bsmt Flr: | 4 - Carpet |
| Subfloor: | |
| Bsmt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wall | |
| % Sprinkled: | |

DEPRECIATION

| | | | |
|-------------|-----------|------|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 125.00 |
| Size Adj.: | 1.33359373 |
| Const Adj.: | 1.00989902 |
| Adj \$ / SQ: | 168.349 |
| Other Features: | 89500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 444970 |
| Depreciation: | 82764 |
| Depreciated Total: | 362206 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Juris. Factor: | 1.00 | Before Depr: | 185.18 | |
| Special Features: | 0 | Val/Su Net: | 146.11 | |
| Final Total: | 362200 | Val/Su SzAd: | 235.81 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1937 | 21.25 | T | 40 | 101 | | | 5,100 | | | 5,100 |

PARCEL ID

153.0-0003-0003.0

More: N

Total Yard Items: 5,100

Total Special Features: 5,100


AssessPro Patriot Properties, Inc